

CITY OF MASSILLON

151 LINCOLN WAY EAST
MASSILLON, OHIO 44646

RECORD PLAT OF WEST BROOK ESTATES - PHASE IA FINAL PLAT 9.3968 ACRES

PART OF THE NW 1/4 SECTION 10
 TOWNSHIP 12, RANGE 10
 FORMERLY TUSCARAWAS TWP.,
 BEING PART OF OUTLOT 636 OF
 CITY OF MASSILLON

OWNER/DEVELOPER/ PROJECT ENGINEER

A.R. LOCKHART DEVELOPMENT CO.
 800 WEST WATERLOO ROAD
 AKRON, OHIO 44319
 PH: (330) 745-6520
 FAX (330) 745-0716

ACKNOWLEDGEMENT

IN CONSIDERATION OF THE MUTUAL BENEFITS TO BE DERIVED THEREFROM, I, THE UNDERSIGNED PROPERTY OWNER AND LEINHOLDER OF THE LANDS SHOWN HEREON, LOCATED IN THE CITY OF MASSILLON, PART OF OUTLOT 738 (FORMERLY PART OF OUTLOTS 562 & 563), STARK COUNTY, OHIO, DO HEREBY CONVEY UNTO THE CITY OF MASSILLON, OHIO, ITS SUCCESSORS AND ASSIGNS, FOR UTILITIES RIGHTS OF WAY PURPOSES, THAT PORTION OF LAND OWNED BY ME OR UPON WHICH I HAVE A LEIN AS SHOWN ON THIS DEDICATION PLAT. I DO HEREBY WAIVE ALL MY CLAIMS FOR COMPENSATION FOR LANDS AND PROPERTY HEREBY CONVEYED OR DAMAGES SUSTAINED ON ACCOUNT THEREOF, AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO PUBLIC USE FOREVER, AND DO FURTHER WAIVE ALL MY RIGHTS TO HEARING AND NOTICE THEREOF, TO HAVE AND HOLD SAID CONVEYANCE UNTO SAID CITY OF MASSILLON, OHIO, ITS SUCCESSORS AND ASSIGNS, THAT I AM THE LAWFUL OWNER OR LAWFUL AGENTS OF THE LAWFUL OWNER OF SAID PREMISES AND HAVE FULL POWER TO GRANT, BARGAIN, SELL, CONVEY, AND RELEASE THE SAME IN THE MANNER AFORESAID AND WILL WARRANT AND DEFEND THE SAME AGAINST ALL CLAIMS, AND ALSO ALLOW FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SAID UTILITIES.

OWNER AND LEINHOLDER

A.R. Lockhart
 A.R. LOCKHART
 PRESIDENT
 A.R. LOCKHART DEVELOPMENT CO.

WITNESSES

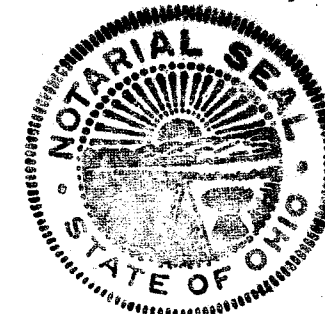
S. K. Ketterer
 S. K. KETTERER
Judith E. Ketterer
 JUDITH E. KETTERER

STATE OF OHIO } SS:
COUNTY OF SUMMIT

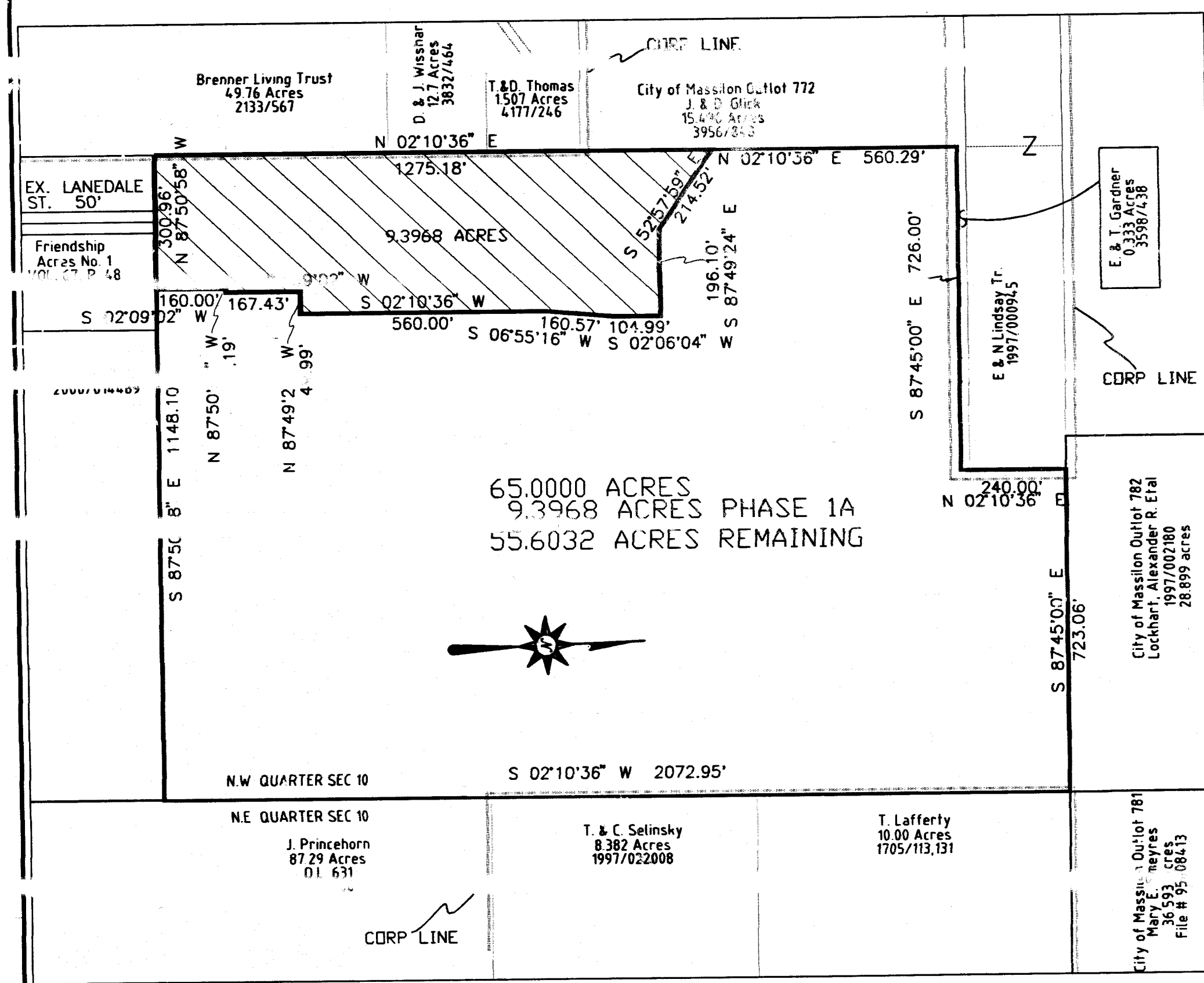
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED A.R. LOCKHART, WHO ACKNOWLEDGED THE MAKING AND SIGNING OF FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL AT
 AKRON, OHIO THIS 8 DAY OF August, 2000.

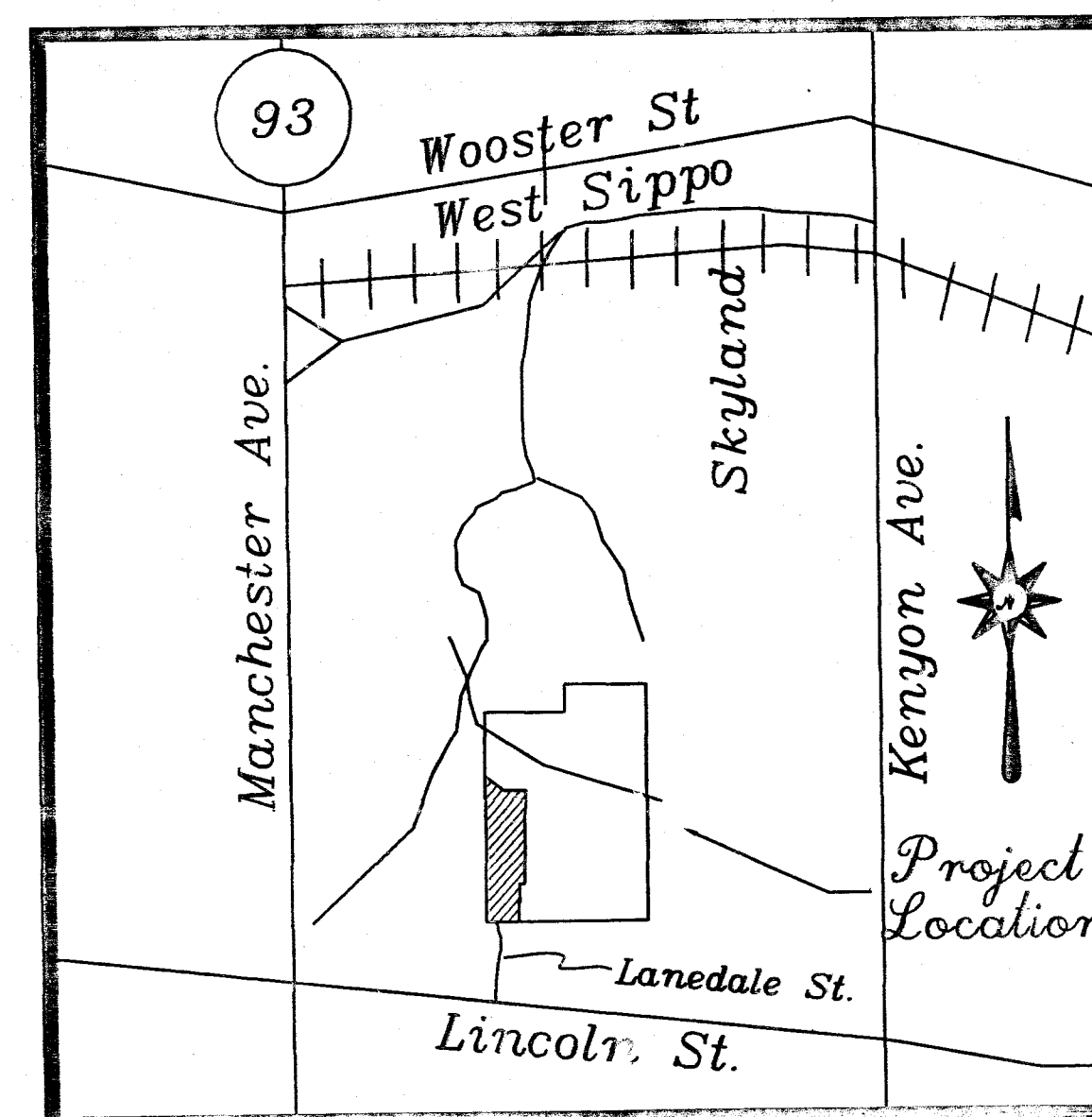
Brett D. Bedore
 NOTARY PUBLIC

MY COMMISSION EXPIRES 6-04-2004

PLAT OF LANDS OF THE DEDICATORS FROM WHICH LAND IS TAKEN NOT TO SCALE



AUGUST 2000



LOCATION MAP

Not to scale

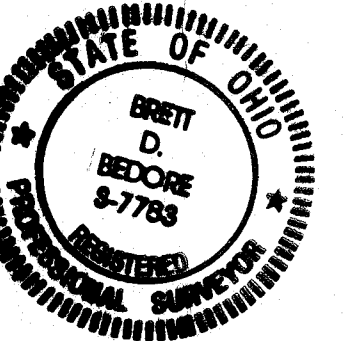
INDEX
 TITLE
 PLAT

SHEET 1
 SHEET 2

CERTIFICATION

I HEREBY CERTIFY THAT THE LAND AS SHOWN ON THIS PLAT WAS SURVEYED BY ME OR UNDER MY SUPERVISION, AND THE PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF.

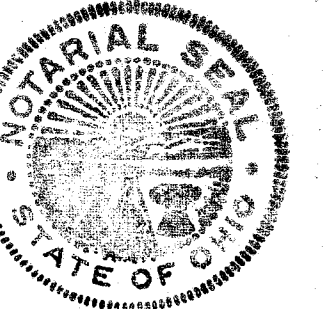
Brett D. Bedore
 BRETT D. BEDORE - REG. NO. 7783

STATE OF OHIO } SS:
COUNTY OF SUMMIT

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED BRETT D. BEDORE, WHO ACKNOWLEDGED THE MAKING AND SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL AT
 AKRON, OHIO THIS 8 DAY OF August, 2000.

Brett D. Bedore
 NOTARY PUBLIC

MY COMMISSION EXPIRES 6-04-2004

MASSILLON PLANNING COMMISSION

APPROVED BY THE CITY PLANNING COMMISSION OF MASSILLON, OHIO AT A MEETING HELD THE 11th DAY OF August, 2000.

James J. Brubaker SECRETARY
James J. Brubaker CHAIRMAN

MASSILLON CITY COUNCIL

ACCEPTED BY THE CITY COUNCIL OF MASSILLON, OHIO, BY ORDINANCE No. 175-2000 PASSED THE 5th DAY OF September, 2000.

Sharon Howell CLERK
Sharon Howell PRESIDENT

MASSILLON CITY ENGINEER

APPROVED BY THE MASSILLON CITY ENGINEER THIS 13th DAY OF SEPT., 2000 AND LOT NUMBERS ASSIGNED.

James J. Brubaker
 MASSILLON CITY ENGINEER

MASSILLON CITY LAW DIRECTOR

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT NO ENCUMBRANCES EXIST ON THE LANDS HEREIN OFFERED FOR PUBLIC USE THIS 8th DAY OF September, 2000.

John D. Ferraro, Jr.
 MASSILLON CITY LAW DIRECTOR

STARK COUNTY AUDITOR

ENTERED FOR TRANSFER THE 26 DAY OF Sept., 2000.

Joel W. Bright
 STARK COUNTY AUDITOR

STARK COUNTY RECORDER

RECEIVED FOR RECORD THIS 26th DAY OF September, 2000.
 RECORDED IN PLATBOOK 67 Page 10 + 11 THIS

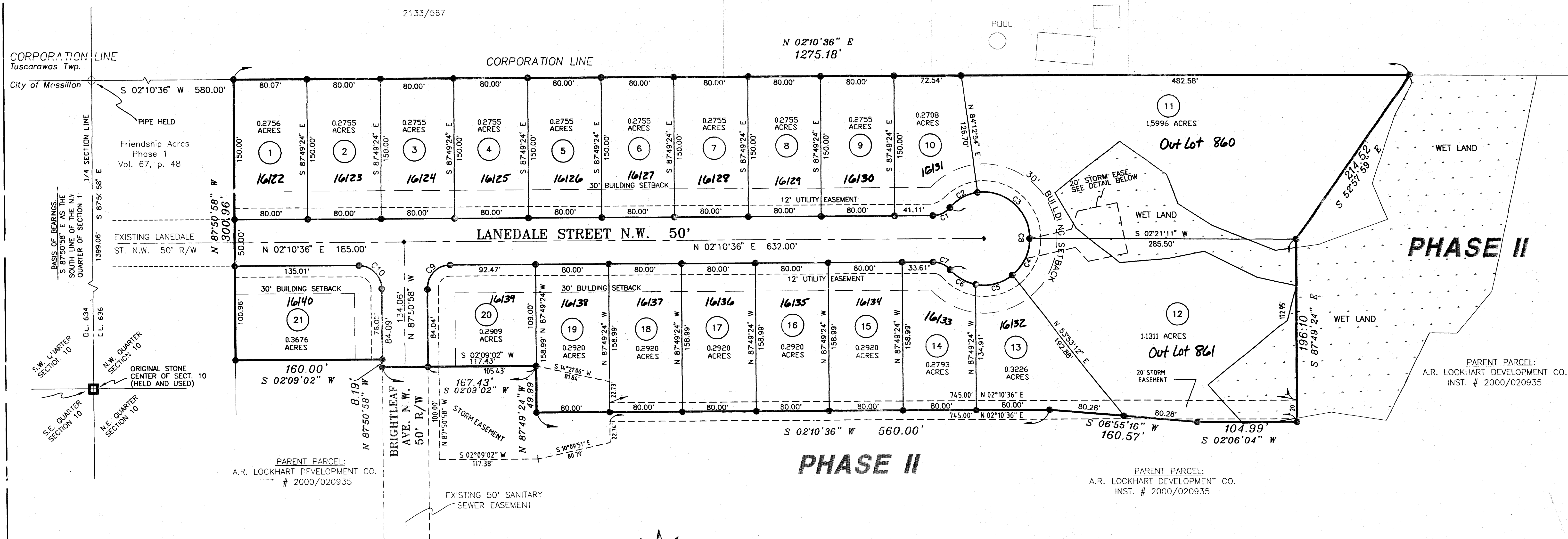
Chris Thomas
 STARK COUNTY RECORDER

00 PS 23

ADJOINER:
T.&D.Thomas
1.507 ACRES
1999/065192

ADJOINER:
J. & D. GLICK
15.496 ACRES
3956/848
O.L. 772

ADJOINER:
BRENNER LIVING TRUST
49.76 ACRES
2133/567



NOTES

1. RIGHT OF ACCESS TO ANY DEAD END STREETS IN THIS ALLOTMENT IS PROHIBITED, EXCEPT FROM LOTS PLATTED IN CONFORMANCE WITH THE CITY OF MASSILLON SUBDIVISION REGULATIONS.
2. ALL LOTS TO HAVE SANITARY SEWER AND STORM SEWER LATERALS
3. IRON BARS SET OR TO BE SET AT ALL LOT CORNERS AND CURVE POINTS
4. MONUMENTS SET OR TO BE SET AT ALL STREET INTERSECTIONS AND ALL LOCATIONS AS SHOWN
5. LANDS IN THIS SUBDIVISION ARE ZONED R-1
6. A FIVE FOOT UTILITY EASEMENT ON ALL SIDE PROPERTY LINES AND A TEN FOOT UTILITY EASEMENT ON ALL REAR PROPERTY LINES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	21.03'	20.41'	N 21°55'06" W	48°11'23"	11.18'
C2	50.00'	35.11'	34.39'	N 25°53'56" W	40°13'42"	28.51'
C3	50.00'	85.64'	75.55'	N 43°17'03" E	98°08'17"	57.66'
C4	50.00'	44.97'	43.47'	N 61°52'48" W	51°32'01"	24.14'
C5	50.00'	42.98'	41.67'	N 11°29'09" W	49°15'18"	22.92'
C6	50.00'	20.48'	20.02'	N 74°45'14" E	37°13'32"	16.84'
C7	25.00'	21.03'	20.41'	N 26°16'11" E	48°11'23"	11.18'
C8	50.00'	241.19'	66.67'	N 87°49'24" W	276°22'46"	44.72'
C9	25.00'	39.28'	35.36'	N 42°50'11" W	90°01'34"	25.01'
C10	25.00'	39.26'	35.35'	N 47°09'49" E	89°58'26"	21.99'
C11	50.00'	22.25'	22.07'	N 74°53'52" W	25°29'53"	11.31'

0' 50' 100' 150'

SCALE: 1" = 50'

LEGEND

- #5 REBAR SET, CAPPED
- "A.R. LOCKHART DEVELOPMENT"
- IRON PIN FOUND
- ◆ MONUMENT SET
- C₂₃ REFERS TO CURVE TABLE
- WFTLAND ARFA

LOT	CITY LOT #	ACRES
1	16122	0.2756
2	16123	0.2755
3	16124	0.2755
4	16125	0.2755
5	16126	0.2755
6	16127	0.2755
7	16128	0.2755
8	16129	0.2755
9	16130	0.2755
10	16131	0.2708
11	Out Lot 860	1.5996
12	Out Lot 861	1.1311
13	16132	0.3226
14	16133	0.2793
15	16134	0.2920
16	16135	0.2920
17	16136	0.2920
18	16137	0.2920
19	16138	0.2920
20	16139	0.2909
21	16140	0.3676

